

Single Family Residence **RESIDENTIAL**

2450 GRAND RIVER DR NE

GRAND RAPIDS, MI 49525

\$494,586 TopHap Estimate · \$368 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,344 ft²

LIVING AREA

6.68 ac

LOT SIZE

1995

YEAR BUILT

9

ROOMS

2

PARKING

VALUATION

\$495K

\$457K low

\$532K high

Last Sale

\$230,000 · Jan 23, 2003

Est. Owner Equity

\$272,290

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$3,458 (2025)
Assessed Value	\$231,200
Previous Assessed	\$228,000
Assessor Market Value	\$462,400

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	6.68
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

Deck · 2,360 ft²

CLIMATE RISK

95 FLOOD	13 WILDFIRE	61 HEAT	75 STORM	29 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 23, 2003	Resale	Grant Deed	\$230,000	\$171	\$184K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Oakview Elementary School	Elementary	KG–4	3.9 mi
Northview High School	High	9–12	4.6 mi
Crossroads Middle School	Middle	7–8	4.9 mi

District: Northview Public School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 49525

70 CRIME INDEX	82 AIR POLLUTION	31,139 POPULATION	\$97K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------